

SHORT TERM RENTAL

| PROJECT | ANNABELLA HILL | | |
|---------------------------------------|-----------------------|--------------------|--------------------|
| UNIT | #9 - TULIP BUILDING | | |
| BEDROOMS | 2+ ROOF TOP | | |
| PRICE | \$337,182.00 | | |
| FURNETURE PACKAGE (Aprox.) | \$30,000.00 | | |
| TOTAL | \$367,182.00 | | |
| % RENTAL PROGRAM | 15% | | |
| PRICE PER NIGHT | \$250.00 | | |
| H.O.A PER MONTH | \$325.00 | | |
| ELECTRICITY PER MONTH | \$230.00 | | |
| INTERNET & WATER SERVICE | \$120.00 | | |
| OCCUPANCY | | | |
| | AVERAGE | HIGH | LOW |
| OCCUPANCY RATE | 70% | 80% | 60% |
| GROSS INCOME | \$63,875.00 | \$73,000.00 | \$54,750.00 |
| ANNUAL EXPENSES | | | |
| % RENTAL PROGRAM | \$9,581.25 | \$10,950.00 | \$8,212.50 |
| H.O.A | \$3,900.00 | \$3,900.00 | \$3,900.00 |
| ELECTRICITY | \$2,760.00 | \$2,760.00 | \$2,760.00 |
| INTERNET & WATER SERVICE | \$1,440.00 | \$1,440.00 | \$1,440.00 |
| TOTAL ANNUAL EXPENSES | \$17,681.25 | \$19,050.00 | \$16,312.50 |
| NET INCOME | \$46,193.75 | \$53,950.00 | \$38,437.50 |
| R.O.I.% (RETURN ON INVESTMENT) | | | |
| R.O.I.% | 13.70% | 16.00% | 11.40% |



Annabella Hill

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